

Montville Planning & Zoning Commission
REGULAR MEETING
October 28, 2025 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382
MINUTES

1. **Call to Order.** Chairman Pieniadz called the meeting to order at 06:01 p.m.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance. Moment of Silence for Tony Siragusa.
3. **Roll Call and seating of Alternates: Present:** Chairman William Pieniadz, Vice Chair Wills Pike, Secretary John Desjardins, Commissioners Mickey Gillette, Joshua Kobyluck, Chuck Longton, Sara Lundy, Lisa Terry and Joseph Summers. **No alternates. Also Present:** Land Use Director Dennis Goderre, Assistant Planner Meredith Badalucca, Zoning and Wetlands Officer Stacy Radford, and Administrative Assistant Julie Boyle.
4. **Additions or Changes to the Agenda.** None.
5. **Minutes:** Approval of the September 23, 2025 Regular Meeting Minutes

MOTION (Longton/Desjardins) to APPROVE the minutes of the September 23, 2025 Regular Meeting. Vote: (8-0-1). Joseph Summers Abstained. Motion CARRIED

6. **Remarks from the public not relating to items on the agenda.** None.
7. **Public Hearing:**
 - a. **25 SUB 7 – 47 Sharp Hill Road (023-063-000) 23 lot Re-subdivision** – Owner: R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC. (Submitted 9/5/25, Date of Receipt 9/23/25, Public Hearing opened on 10/28/25, Ext. Granted to 11/18/25)
 - b. **Discussion & Decision 25 SUB 7 – 47 Sharp Hill Road (023-063-000) 23 lot Re-subdivision** – Owner: R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC. (Decision required within 65 days of the close of Public Hearing)
 - c. **25 SP 1 – 47 Sharp Hill Road (023-063-000) 23 lot Cluster Re-subdivision** - Owner: R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC. (Submitted 9/9/25, Date of Receipt 9/23/25, Public Hearing set for 10/28/25, Ext. Granted to 11/18/25, Public Hearing must close within 35 days of opening)
 - d. **Discussion & Decision – 47 Sharp Hill Road (023-063-000) 23 lot Cluster Re-subdivision** – Owner: R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC. (Decision required within 65 days of the close of Public Hearing)

TOWN STAFF: Assistant Planner Meredith Badaluca requested that the above applications be opened simultaneously as they are the same property and the application materials are the same for both applications.

APPLICANT: The Applicant, Mt. Kineo Builders, LLC. was not present.

MOTION (Terry/Longton) to OPEN the Public Hearing. All in favor. (8-0-0). Motion APPROVED.

The Public Hearing opened at 06:06 p.m.

Chairman Pieniadz advised that reports from town's staff were that both the applicant's engineer and the town's engineer had some questions to be answered and that the applicant would not present this evening until the town engineer has had time to review the changes on the plan. Assistant Planner Meredith Badaluca presented that the applicant and the applicant's engineer were working on new plans to address the town engineer's comments and assistant planner's comments.

The commission had a brief discussion, then Chairman Pieniadz asked for comments from the Public, three times, for or against the Application and there were none.

MOTION (Longton/Summers) to CONTINUE the Public Hearing to November 18, 2025. All in favor. (8-0-0). Motion APPROVED

8. Old Business: None.

9. New Business:

a. 25 ZC 1 – 82 Maple Avenue (017-015-00A) Zone Change from R-40 to R-20 – Owner: 82 Maple Avenue, LLC. (Submitted 9/24/25, Date of Receipt 10/28/25, Public Hearing date to be set)

Motion (Terry/Desjardins) to set a Public Hearing for November 18, 2025. Vote: (9-0-0) Motion CARRIED.

10. Zoning Matters: ZEO Report was read into the record by Zoning and Wetlands Officer Radford.

11. Land Use Director Report: Land Use Director Dennis Goderre presented some highlights on items underway and items for future consideration. First item is the town's CIF Grant. There was a Team update meeting today, there is an outreach with the Tribe on Thursday, October 30, 2025 as well as a Steering Committee meeting. We are exploring another grant for the trail project. Second there are some new statutory and zoning regulation changes regarding new single family home construction (Coastal Management Act), Municipal Zoning Commissions and

Zoning Board of Appeals (DEEP), Municipal Zoning Regulations(TDR) systems, POCD Requirements, Hazard Mitigation Plan updates and PA 25-49 associated with housing and the minimum number of parking spaces for residential development.

12. Other Business: None.

13. Correspondence:

a. Town of Preston CGS Referral dated September 25, 2025 regarding Zoning text Amendment #2025-07 An Amendment to the Preston Zoning Regulations Regarding the Requirements for Creating a First Split.

TOWN STAFF: Assistant Planner Meredith Badalucca noted the correspondence from the Town of Preston, provided to the Land Use & Development Office for informational purposes only.

14. Executive Session: Chairman Pieniadz invited Land Use Director Dennis Godderre, Assistant Planner Meredith Badalucca and Zoning and Wetlands Officer Stacy Radford. The Commission exited Counsel Chambers at 6:20 p.m., returning at 7:08 p.m. No Votes were taken and No decisions were made.

15. Adjournment.

MOTION (Pieniadz/Terry) to ADJOURN the meeting. All in favor (8-0-0). Meeting ADJOURNED at 07:10 p.m.

No new business will be discussed after 10:30 P.M. and all business will cease at 11:00 P.M. Any unfinished business will be continued until the next meeting. Said notice shall appear on all meeting agendas.

Respectfully Submitted by:
Julie A. Boyle
PZC - Administrative Assistant

AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE TOWN WEBSITE.